

# \$699,000 - 261 Canals Circle Sw, Airdrie

MLS® #A2240607

**\$699,000**

5 Bedroom, 4.00 Bathroom, 2,454 sqft  
Residential on 0.10 Acres

Canals, Airdrie, Alberta

Step into luxury and convenience in The Canals! This impressive 5-bedroom, 3.5-bathroom home offers over 3,200 sq ft of fully finished living space, designed with family in mind. Located mere minutes from the water and all the incredible recreational amenities, this property truly stands out. The tranquil backyard, backing directly onto green space, is an entertainer's paradise with both an upper deck and a covered pergola for added privacy and perfect for escaping the summer sun. Inside, you will be greeted by soaring 9-foot ceilings, gleaming hardwood floors, and the comfort of central AC. The main floor boasts a bright and open-concept floorplan, featuring a dedicated office, a spacious living room with a cozy gas fireplace, and a gourmet kitchen equipped with newer stainless-steel appliances (refrigerator and dishwasher from 2021, stove from 2020) and a convenient walk-in pantry. A built-in desk station and a sit-up breakfast bar add to the functionality, while the dining nook offers abundant windows overlooking the large, landscaped, and fenced backyard with a dog run and storage shed. Upstairs, a unique split staircase leads to a versatile bonus room converted into a spacious bedroom. The main staircase takes you to the generous primary suite, complete with a walk-in closet and a luxurious 5-piece ensuite featuring a separate shower, soaker tub, and double vanity. Two additional bedrooms share another full bathroom. The fully finished lower level expands your living



space even further with a fifth bedroom, fourth bathroom, a massive family room, a wet bar with a second refrigerator, and a custom-fitted wood wine rack under the stairs. This is an incredible and rare opportunity to own a meticulously maintained home in the heart of Airdrie.

Built in 2005

### **Essential Information**

MLS® #	A2240607
Price	\$699,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,454
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	261 Canals Circle Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2Z6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Dog Run
Lot Description	Back Yard, Backs on to Park/Green Space, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 16th, 2025
Days on Market	2
Zoning	R1

## Listing Details

Listing Office	Royal LePage Benchmark
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